



Rezoning Petition No. 201404014

PROPERTY INFORMATION

Address, Land Lot, and District	6125 Roswell Road, 0, 263 Hilderbrand Drive Land Lot 89, District 17
Council District	3 (Graham McDonald)
Frontage	350 feet of frontage along the east side of Roswell Road, 410 feet along the south side of Hilderbrand Drive and 490 feet along the west side of Boylston Drive
Area	5.11 Acres
Existing Zoning and Use	C-1 (Community Business District), currently developed with commercial uses
Overlay District	Main Street Overlay District
Special Planning Area	City Center Master Plan Area (adopted Dec. 18, 2012)
2027 Comprehensive Future Land Use Map Designation	LWC (Live Work Community)
Proposed Zoning	MIX (Mixed Use District)

APPLICANT/PETITIONER INFORMATION

Property Owner Parian Investments, Inc.	Petitioner MCRT Investments, LLC	Representative Nathan V. Hendricks
Community Zoning Information Meeting November 25, 2014	Community Developer Resolution Meeting December 17, 2014	Planning Commission Hearing February 19, 2015 March 19, 2015
		Mayor and City Council Hearing April 21, 2015

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

201404014- APPROVAL CONDITIONAL

201404014 Variance #1-APPROVAL

201404014 Variance #2-DENIAL

PLANNING COMMISSION RECOMMENDATION- February 19, 2015

201404014- DEFERRAL

BACKGROUND

The Applicant has applied to rezone the subject properties from C-1 (Community Business District) to MIX (Mixed Use District) to construct a mixed use development.

Additionally, the applicant is requesting two (2) concurrent variances from the Zoning Ordinance as follows:

1. Variance from 12B.8.F.2.c.i to delete the 60% transparent glazing requirements.
2. Variance from 103-107 (e) (1) to allow buildings to be located within three (3) feet of the right-of-way as shown on the site plan.

This property is located at 6125 Roswell Road and is within the City Center Master Plan Area. The applicant's intent is to rezone the subject property C-1 (Community Business District) to MIX (Mixed Use District) to provide for 400 for rent multi-family units along with 40,000 square feet of retail, commercial and restaurant uses.

	Residential	Retail/Commercial/Restaurant
Units/Sqft	400 units	40,000 s.f.
Density	78.28 du/ac	7,827.79 s.f./ac
Height	5 stories	(Within portions of 1 st and 2 nd floors)

The property will be bisected by two new alleys – one north to south and one east to west – and provides a connection to the new east to west street along the south property line. Retail, commercial and restaurant uses will be located on the first floor of the proposed development along Roswell Road and a proposed interior street running east to west on the south side of the property and within second floor north of the proposed entrance on Roswell Road. Multifamily residential units will be located on the upper stories above these uses as well. The eastern portion of the property will consist entirely of multi-family residential, including this use on the ground floor along Boylston Drive, Hilderbrand Road and the remaining section of the newly created street. The first concurrent variance requested, to delete the 60% transparent glazing requirements, lies along these frontages. The second current variance requested would allow buildings to be placed within 3 feet of the respective right-of-way lines on the property.

PROPOSED LAND USE AND ZONING						
Requested Zoning	Land Area (Acres)	Proposed Uses	Number of Units & Sq. Ft. per unit	Square Footage by Use	Percentage of Total S.F. by Use	Density
MIX	5.11	Apartments	400 units; N/A sf/unit	Not Provided	Not Provided	78.28 units/ac
		Restaurant/ Commercial	40,000 s.f.	40,000	Not Provided	7,827.79 sf/ac

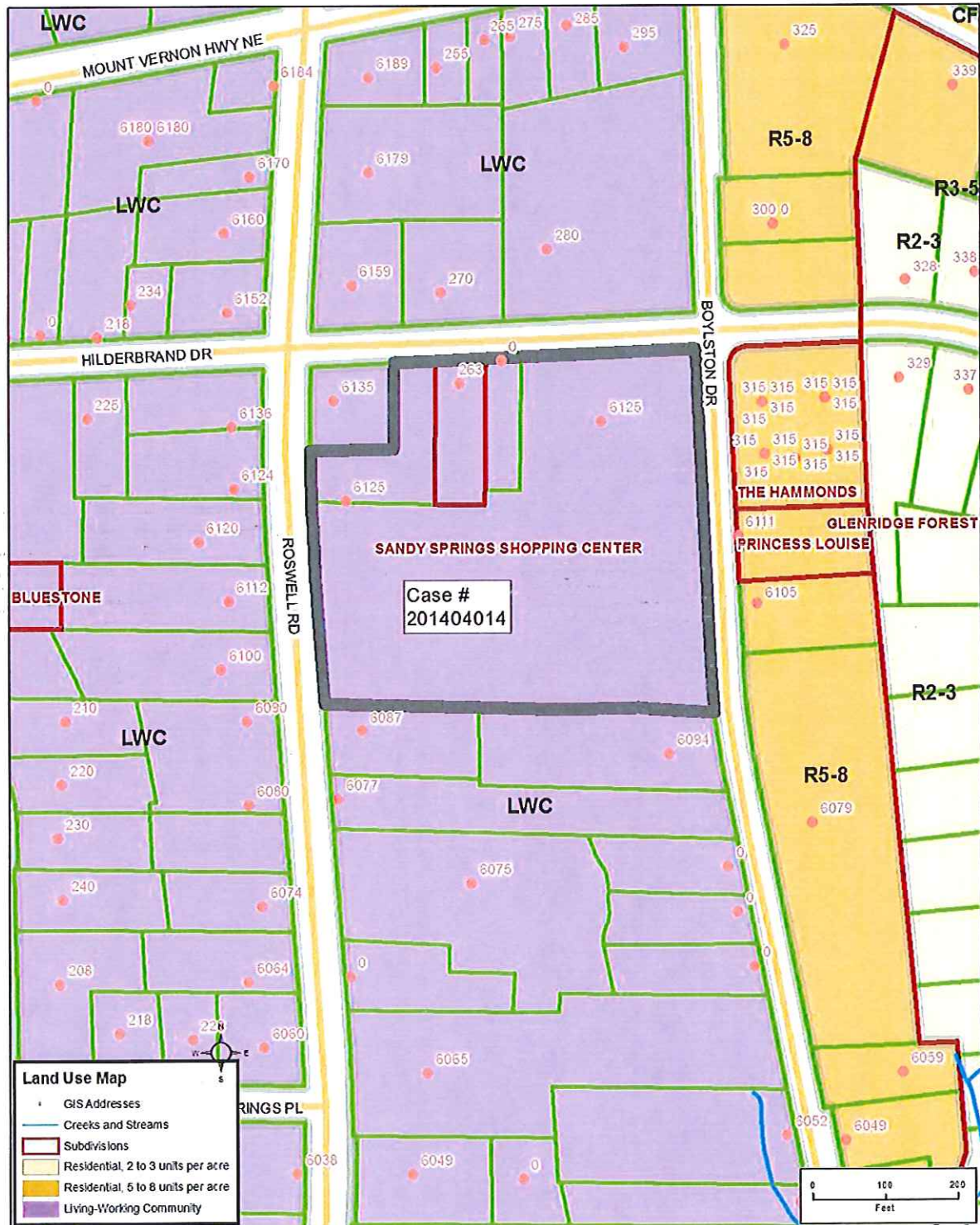
EXISTING LAND USE AND ZONING OF PROPERTY IN THE VICINITY					
Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage/ units	Density (Square Feet or Units Per Acre)
North	C-1	6159 Roswell Road	0.42	13,000 Commercial	30,952.38 sf/ac
North	C-1	270 Hilderbrand Drive	0.46	4,023 Commercial	8,745.65 sf/ac
North	C-1	290 Hilderbrand Drive	1.82	32,302 Commercial	17,748.35 sf/ac
East	A-L (1961Z-0058)	315 Hilderbrand Drive	0.9	20 Multifamily Units	22.22 units/ac
East	A-L (1961Z-0058)	6111 Boylston Drive	0.43	8 Multifamily Units	18.60 units/ac
East	C-1 (1968Z-0063)	6105 Boylston Drive	0.39	1,108 Commercial	2,841.02 sf/ac
East	A (201401682)	6079 Boylston Drive	2.14	15 Multifamily Units	7.01 units/ac
South	C-1	6087 Roswell Road	0.50	Undeveloped	N/A
South	C-1	6094 Boylston Drive	0.78	13,998 Government	17,946.15 sf/ac
West	C-1 (1967Z-00041)	6100 Roswell Road	0.64	3,626 Commercial	5,665.62 sf/ac
West	C-1	6112 Roswell Road	0.58	5,888 Commercial	9,768.31 sf/ac
West	C-1 (1966Z-0047)	6120 Roswell Road	0.53	2,400 Commercial	4,528.30 sf/ac
West	C-1	6135 Roswell Road	0.31	1,647 Commercial	5,312.90 sf/ac

The property is located in the Town Center and City Center areas of Sandy Springs where uses are comprised of small scale commercial development, suburban strip style shopping centers and older multi-family developments. Most of the development in the area is auto oriented suburban strip in character. The City Center Master Plan approved in 2012 anticipates redevelopment of this area of the City into a walkable mixed use urban center.

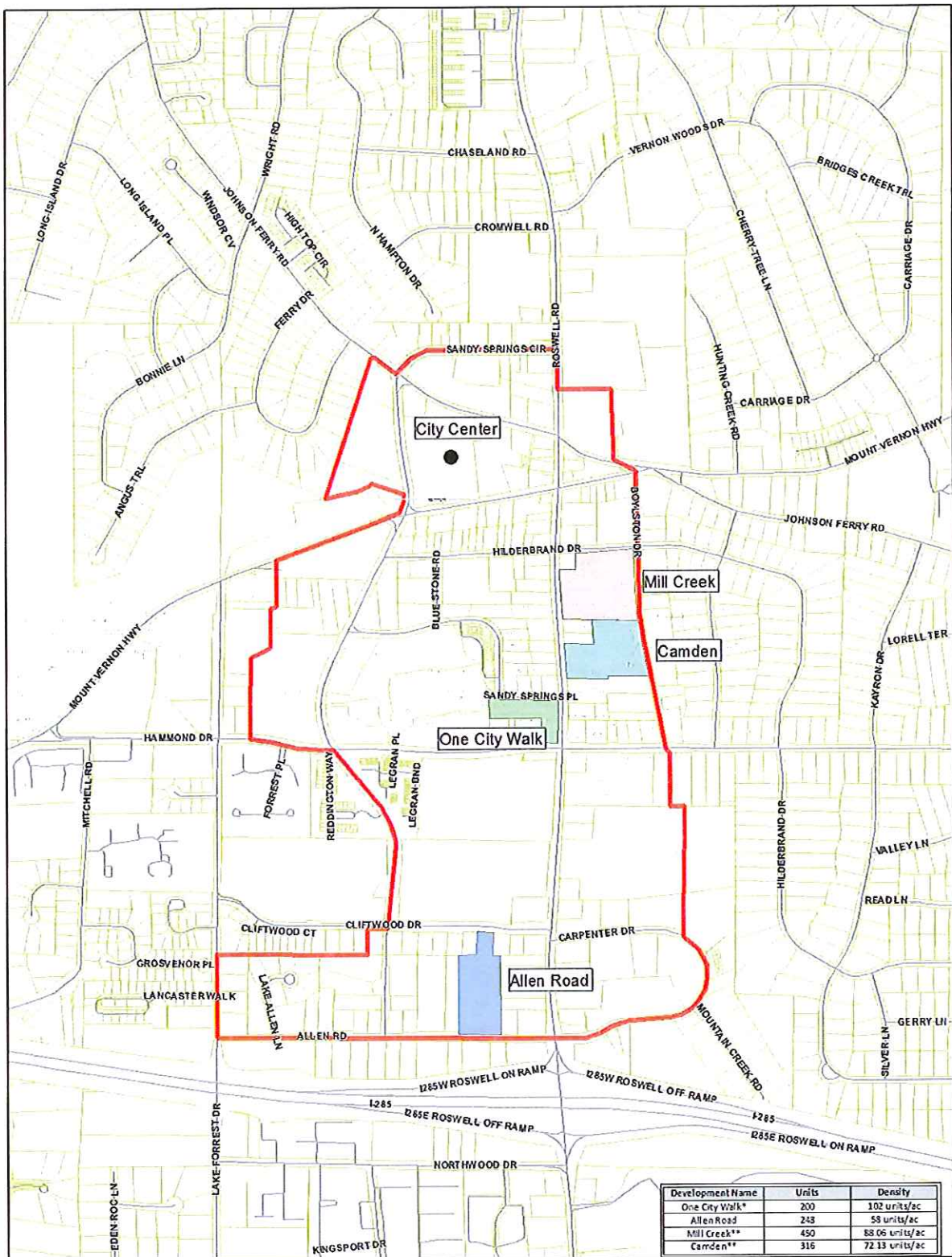
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Future Land Use Map

6125 and 6135 Roswell Road (SR9)



Recent City Center Multi-family Developments



ZONING IMPACT ANALYSIS

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Finding: The staff is of the opinion that the proposed use is suitable in view of the use and development of adjacent and nearby property. The adjacent uses are as follows: Commercial (north, south and west) and residential uses to the east. The proposed development would be replacing several 1960's era commercial buildings. The retail/commercial/resturant components of the mixed use development are proposed to be located along Roswell Road, the westernmost portion of the new dedicated street and the proposed alley interior to the site. Multi-family dwellings will also be located on the floors above the retail/commercial/restaurant components. Multi-family dwellings are proposed along Hilderbrand, Boylston and along a portion of the new east-west street.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Finding: The staff is of the opinion that the proposal will not adversely affect the use of the adjacent or nearby properties to the north, west and south, which are all commercial properties. The recently approved townhouse development is to the east. While this use is compatible with the approved lower density townhome development, the proposal still calls for structures considerably higher than the 43 foot height of the townhomes. A transition to a lower height and intensity would allow the property to better transition to these less dense residential properties. The proposal may negatively impact these properties at the current height.

C. Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.

Finding: The staff is of the opinion that the subject property has a reasonable economic use as currently zoned. The property is currently developed with 82,254 square feet of commercial space.

D. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.

Finding: The staff is of the opinion that the proposal at the current multi-family density of 78.28 units per acre may cause an excessive or burdensome use of the existing infrastructure. The applicant has revised their site plan to show a parking garage access point for the multi-family residential off of Boylston Drive. This entrance provides access for residential traffic for the property off of Roswell Road and onto Boylston Road while continuing to allow access from Roswell Road.

E. Whether the zoning proposal is in conformity with the policies and intent of the land use plan.

Finding: The staff is of the opinion that the proposed mixed use with multi-family residential is consistent with the intent of the future land use plan; Living-Working Node 8: Town Center; and the identified need for mixed-use projects under the Sandy Springs City Center Master Plan guidelines. The applicant is requesting a density of 78.28 residential (multi-family) units/acre. This proposed density is not consistent with the suggested maximum of 40 to 50 residential units per net acre (without streets) within the City Center Master Plan, which is based upon a development that has a 30-50% surface parking to 50-70% structure parking split. An allowance for up to 60 units per acre, if a higher percentage of structured parking is provided for, is outlined in the City Center Master Plan's Market Analysis. The City Center Master Plan density supercedes the 20 residential units per acre prescribed in the Comprehensive Plan.

The proposed project would potentially have significant impacts on market demand for multifamily units within the City Center Master Plan Area. The market analysis within the adopted plan identifies a market opportunity within the entire City Center Master Plan Area of 1,155 new multifamily units by 2017 and 1,500 units by 2022 assuming current market trends continue.

A varied mix of unit types, sizes and prices is recommended in the City Center Master Plan to generate the strongest market possible. This proposed project would consume over 34% and 26% of those respective projections. Since the creation of the master plan, 770 multifamily units have been built or approved for construction. Staff is of the opinion that concentrating high quantities of multifamily units on individual parcels could be detrimental to the overall development of the City Center study area. The goal of the City Center Master Plan is to develop the entire study area, not just a few parcels. Additionally, it is important to note that the projected capture rate within the City Center Master Plan does not establish a cap on multifamily units within City Center.

The proposed density of 7,827.79 retail/commercial/restaurant square feet per acre is less than the maximum square feet per acre for both Living-Working Community and Living-Working Node 8: Town Center designations. The ground-floor location of these uses along Roswell Road meets the intent of the Comprehensive Plan and Overlay District.

The Comprehensive Plan includes guidelines and policies for the Town Center Node that provide for density and height bonuses beyond the recommendations of the Comprehensive Plan. The Town Center Guidelines and Policies section of the plan is incorporated in the bullets below. Additional plan policies that staff considered in developing the recommendation for this proposal are also listed.

Proposed Density	Comprehensive Plan	City Center Master Plan
Commercial/ Restaurant- 7,827.79 sqft/ac Residential – 78.28 units/ac Height- 6 stories	LWC (Node 8) Commercial – 25,000 sqft/ac or greater Residential – 20 units/ac or greater Height- 6 stories (Main Street Overlay)	Commercial – 25,000 sqft/ac or greater Residential – 40-50, 60 units/ac Height- 6 stories

Node 8: Town Center

5. The following guidelines shall highlight the growth and development of the Town Center:
 - b. Regulations should discourage the creation of a “canyon effect” in the Town Center.
 - c. Heights and architectural elements shall be varied.
6. Development of the Town Center area is recommended at the following levels:
 - a. Maximum residential density: no greater than 20 units/acre.
 - c. Minimum open/green space (and shall not include parking lots): 15%.
7. Town Center assemblage policy:
 - a. Density and/or height bonuses, beyond the recommendations of the Comprehensive Plan, may be approved by the Mayor and City Council for the development or redevelopment of assembled properties consisting of a minimum of five (5) or more acres. The approval of bonuses will be based on the merits of the project relative to whether it provides desirable attributes that meet or exceed the goals and objectives of the Comprehensive Plan. Such goals may include, but not be limited to:
 - i. Providing significant green space or public space.

- ii. Providing uses that contribute to the public good such as museums, art galleries, public art, art galleries, and theatres.
- iii. The use of green space and possible linear or pocket parks.
- iv. Provide for the relocation of utilities underground or at the rear of new developments resulting from assemblage.

8. Town Center transition policy:

- a. Development on the borders of the Town Center shall accommodate an appropriate transition to less intense development outside the area. Appropriate forms of transition shall include, but not be limited to:
 - i. Utilizing less intense uses
 - ii. Building heights, bulk, and architecture compatible with nearby developments
 - iii. The use of green space and possible linear or pocket.

The project provides a plaza area at the entrance and a park in the northwest portion of the site. However, the linear park and the areas at the intersection of the streets do not constitute significant green or public space. The building bulk is significant and does not step back above the fourth story as described in the City Center Master Plan. Additionally, a significant portion of the Boylston frontage is devoted to the parking structure and entrance.

City Center Master Plan

Development Feasability Analysis – 40-50 units/ac; 5 year absorption rate of 231 units/year; distribution of housing types throughout the Sandy Springs City Center Master Plan.

Strategy 2 -Action Steps – Roswell Road Corridor – Building edge: continuous as possible along sidewalks; variation in façade positions to create a variety of active wide sidewalk and plaza spaces including outdoor dining, benches, street trees and other plantings; 4th story step-back; access from side and rear streets instead of Roswell Road

Strategy 3- Support mixed-use neighborhoods with a network of walkable streets – The revised site plan reduces public spaces and does not develop walkable streets including the new street and on Boylston Drive.

This project contributes to the street grid providing both a north-south alley and an eastern connection to this alley from Roswell Road. Additionally, the site provides a connection to the proposed east-west street located just south of the site.

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Finding: The staff is of the opinion that there are existing or changing conditions affecting the use and development of the property. Adoption of the City Center Master Plan in 2012 and the planned development of the City Center have changed the standards and vision for the City Center study area. These new development standards are changed conditions which have significant impact on the project.

G. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.

Finding: The staff is of the opinion that the proposal would not permit a use which could be considered environmentally adverse to the natural resources, environment, or citizens of Sandy Springs, other than noted above. The proposal will be required to meet all current City Codes including, but not limited to

stormwater management system, replanting of required buffers, landscape strips, interparcel access to eliminate curb cuts, creation of a grid street network and streetscape.

VARIANCE CONSIDERATIONS

1. Variance from 12B.8.F.2.c.i to delete the 60% transparent glazing requirements.

Article 22 of the Zoning Ordinance indicates the following are considerations in granting variances, of which only one has to be proven:

1. *Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,*
2. *The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or,*

The applicant has indicated that the variances being requested will be in harmony with the policy and intent of the Zoning Ordinance and will not result in any harm to the health, safety and welfare of the general.

Staff is of the opinion that the request to delete the 60% transparent glazing requirements as presented is in harmony with the intent of the Zoning Ordinance and City Center Master Plan. This variance request would only apply along frontages with first floor residences and is appropriate for the residential component of the project. The recommended zoning conditions provide design requirements as an alternative to this glazing requirement. Therefore, based on these reasons, the staff recommends **APPROVAL** of this variance request.

2. Variance from 103-107 (e) (1) to allow buildings to be located within three (3) feet of the right-of-way as shown on the site plan.

Article 22 of the Zoning Ordinance indicates the following are considerations in granting variances, of which only one has to be proven:

1. *Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,*
2. *The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or,*

Staff is of the opinion that the request to locate buildings within 3 feet of the right-of-way is not in harmony with the intent of the Zoning Ordinance and City Center Master Plan. This variance would greatly reduce amount of supplemental area required between the building façade and the street curb and open and green space on the site. These supplemental areas are key in developing public spaces and enhancing walkability within the City Center study area. Therefore, based on these reasons, the staff recommends **DENIAL** of this variance request.

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on December 3, 2014 at which the following departments had comments. The staff has received additional comments from the Fulton County Board of Education and Fulton County Department of Water Resources (see attachments). The applicant has indicated that a traffic study will be submitted.

Public Works Division	Comments
<i>Transportation Services</i>	<p><u>Background Information</u></p> <ul style="list-style-type: none"> - Roswell Road is classified a Principal Arterial Street with a posted speed of 35mph and average daily traffic of 37,910 south of the site (GDOT, 2013). - Hilderbrand Drive is classified a Minor Street with a posted speed of 35mph and average daily traffic of 2,420 (COSS, 2014). - Boylston Road is classified a Minor Street with a posted speed of 30mph and average daily traffic of 3,700 (COSS, 2010). <p><u>Overlay District Requirements</u></p> <ul style="list-style-type: none"> - Streetscapes shall conform to the City Center Master Plan within the Main Street Overlay District. Roswell Road: 2' paver band with 9' sidewalk; Hildebrand Drive and Boylston Road: 2 lane with parking (11' travel lane, 8' parking lane, 8' landscape strip, and 10' sidewalk adjacent to mixed use); Alley Street: 12' travel lane, 6' sidewalks. <p><u>Planned Projects from Adopted Plans</u></p> <p><u>City Center Master Plan</u></p> <ul style="list-style-type: none"> - Exhibit 13: Create walkable street grid (includes new north-south alley and new east-west street, "2 lane with parking") - Exhibit 15: Create bicycle sidepath along Boylston Drive. <p><u>Transportation Master Plan</u></p> <ul style="list-style-type: none"> - C2, C3: Sidewalks connections on Boylston Drive and Hilderbrand Drive. - C17: Provide interparcel pedestrian connections at key locations in downtown Sandy Springs, including Boylston Drive to Sandy Springs Circle. - C5: Provide streetscape improvements along Roswell Road from Abernathy Road to Hilderbrand Drive - C19: Construct centralized parking structures to provide shared parking supply as redevelopment occurs. - A6: Develop improvement concepts to implement access management techniques along Roswell Road to include signal spacing, interparcel access, backside connections, and medians where appropriate. - A9: Work with property owners to establish interparcel connectivity in Downtown Sandy Springs and along Roswell Road and other commercial corridors. <p><u>Bicycle, Pedestrian and Trail Plan</u></p>

	<ul style="list-style-type: none"> - B05: Roswell Road sidepath from Hammond Drive to Sandy Springs Circle - S19: Hilderbrand Drive sidewalks from Sandy Springs Circle to Boylston Dr - S10: Boylston Drive sidewalks from Hammond Drive to Mt Vernon Highway <p>Recommended Condition</p> <ul style="list-style-type: none"> - In response to requested Variance 2 to permit buildings to be located within three feet of the right-of-way, all structural building elements including, but not limited to: overhangs, footings, stoops and steps, shall not be constructed in the public right-of-way. <p><i>At the time of permitting, the site shall meet requirements of Articles 11 and 12 of the Development Ordinance. Based on a review of the zoning site plan, please note the following:</i></p> <ul style="list-style-type: none"> - All proposed streets shall be constructed to public street standards, §103-70. - Proposed access shall meet uninterrupted ingress/egress requirements of Sandy Springs or Georgia DOT (for Roswell Road). Access within 250 feet of a signalized intersection shall be right-in, right-out. As shown on the site plan, the middle east-west Alley is not in compliance. Applicant shall determine requirements for left-turn or deceleration lanes at proposed access. Proposed access shall meet minimum separation and spacing and be designed to avoid off-set conflicts. A traffic impact study is required. §103-73 - The minimum right-of-way dedication for Roswell Road is 55 feet from centerline, 11 feet from back of curb or 1 foot from back of sidewalk, whichever is greater. The minimum right-of-way dedication for Boylston Drive, Hildebrand Drive, and proposed new east-west street is 37 feet from centerline, 11 feet from back of curb or 1 foot from back of sidewalk, whichever is greater. The minimum right-of-way dedication or common easement for proposed north-south alley is 36 feet (total) or 11 feet from back of curb or 1 foot from back of sidewalk, whichever is greater. Right-of-way miters shall be provided at each street intersection: 20' for streets intersecting Roswell Road and 10' for all other streets. §103-75 - All access points shall meet minimum sight distance. §103-77. - The maximum width for commercial driveways is 24 feet, §103-73. The proposed driveway on Boylston exceeds this width. - All proposed driveways shall meet minimum spacing and separation to avoid creating off-set conflicts, §103-73. Applicant shall align proposed driveways on new east-west street at south property line with permitted driveways associated with Land Disturbance Permit 201302565 (Bank of America, 6075, 6077, & 6087 Roswell Rd).
Capital Improvement Program (CIP)	None.

Stormwater Services	Site plan should indicate proposed stormwater management and consider offsite stormwater flows through the project.
Field Services	None.

PUBLIC INVOLVEMENT

Public Comments (Letters are provided in file)

Opposition

- Density/ bad precedence
- Building height too high
- Increase in traffic
- Too much multi-family housing already
- Scale to neighborhood
- Transition
- Underground utilities

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

The following bullets represent factors that impact staff's recommendation. The project includes:

- Vibrant mixed use including plaza spaces resulting in an active street edge
- An enhanced street network
- Some degree of public park space
- Wrapping of the parking structure

It is the opinion of staff that the subject use which provides a mix of uses is in conformity with the intent of the Comprehensive Plan Policies and the City Center Master Plan. However, the density of the proposed multi-family residential units far exceeds the densities of developments similar in size and nature within the Main Street Overlay District along with those prescribed by the Comprehensive Plan policies. Additionally, the proposed buildings lie too close to the right-of-way to meet the City Center Master Plan street section guidelines. Based on these reasons, the staff recommends **APPROVAL** **CONDITIONAL** of the Rezoning petition, **APPROVAL** of variance #1 and **DENIAL** of variances #2.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to rezone the subject property from C-1 (Community Business District) to MIX (Mixed Use District), the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Multifamily residential use at a maximum density of 60 units per acre or 307 units, whichever is less.
 - b. Retail/service commercial and associated accessory uses totaling a minimum of 40,000 square feet.
2. To the owner's agreement to abide by the following:
 - a. To the site plan and renderings received by the Department of Community Development on March 11, 2015. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance, the Development Standards contained therein, and these conditions prior to the approval of any Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
 - a. Pedestrian zones between the back of curb and building facades shall in accordance with Appendix B of the City Center Master Plan.
 - b. The north/south and east/west proposed alleys shall remain open to the public.
 - c. Ground floor residential units that are adjacent to the sidewalk on Hilderbrand Drive, Boylston Drive and the new east-west street to the south of the site shall have individual entrances, porches, landings or other similar measures.
 - d. Ground floor residential units that are adjacent to the sidewalk on Hilderbrand Drive, Boylston Drive and the new east-west street shall have a finished floor elevation to be between 18 inches and 30 inches above sidewalk grade.
 - e. With the exception of the major power transmission line, all utilities shall be placed underground.
 - f. Roswell Road, Hilderbrand Road, Boylston Drive and newly created streets and alleys shall employ a street design in accordance with the City Center Master Plan.
 - g. Provide a minimum of 20% open space on the property.
 - h. All upper-story façades above the fourth floor shall be recessed to reduce the bulk of the building adjacent to the street edge.

LETTER OF INTENT

RECEIVED
PERMITS DEPT

NOV 04 2014

The property is bounded by Roswell Road to the west, Hilderbrand Drive to the north and Boyleston Drive to the east and contains approximately 5.3 acres (the "Property"). The Property is presently zoned unconditionally to the C-1 Classification.

The Applicant requests a rezoning to the MIX Classification for the development of 450 "For Rent" multifamily units and up to 35,000 square feet of retail and service/commercial and accessory uses. The multifamily units will be individually metered with a minimum of nine foot interior ceiling heights and granite or comparable quality countertops. It is to be noted that the Owner of the Property through negotiations with the City of Sandy Springs has made available a strip of land contiguous and to the south of the Property for the creation of an east/west connector road desired by the City of Sandy Springs. Additionally, it is to be noted that the Applicant in planning the proposed development has incorporated a north/south alleyway through the Property further in keeping with the longrange plans of the City of Sandy Springs. The development proposed by the Applicant results in a per acre density for the "For Rent" multifamily units of 88.06 units per acre and 6,849.32 square feet per acre for the proposed retail and service/commercial uses. The Property is designated on the Comprehensive Land Use Plan Map as Live/Work Community and these resulting densities do not strictly comply with the suggested levels of densities; however, this zoning proposal does comply with the policies and intent of the Main Street Overlay District within which the Property is located for redevelopment containing a mix of residential units and a meaningful amount of retail and service/commercial uses located in the immediate area of the City Center Development. The Applicant further requests a three part Concurrent Variance as more particularly described and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof. The hardship burdening the Property is the inability of the Applicant to develop the Property in keeping with the policies and intent of the Zoning Ordinance without the approval of these requested Concurrent Variances which hardship is unique to the Property. Accordingly, this Application for Rezoning and Concurrent Variances is entirely appropriate and the appropriateness of this Application for Rezoning and Concurrent Variances and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "B" attached hereto and by reference thereto made a part hereof.

Now, therefore, the Applicant requests that this Application for Rezoning and Concurrent Variances be approved as submitted in order that the Applicant be able to proceed with the lawful use and development of the Property.

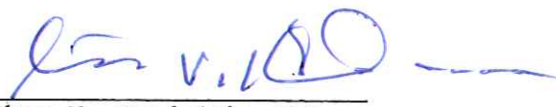
APPLICANT:

MCRT Investments, LLC

By: 

Chad Dubeau

Its: Senior Managing Director


Nathan V. Hendricks III
Attorney for the Applicant

6085 Lake Forrest Drive
Suite 200
Sandy Springs, Georgia 30328
(404) 255-5161

FIRST AMENDMENT TO APPLICATION FOR
REZONING AND CONCURRENT VARIANCES

IN RE:)
APPLICANT:) Application Number: 201404014
MCRT Investments, LLC)
PROPERTY:)
5.11 Acres Bounded on the West)
by Roswell Road, on the North)
by Hilderbrand Drive and on the)
east by Boyleston Drive

Now comes MCRT Investments, LLC (the "Applicant" hereunder) who does hereby modify and amend the above referenced Application for Rezoning and Concurrent Variances and associated Letter of Intent as follows:

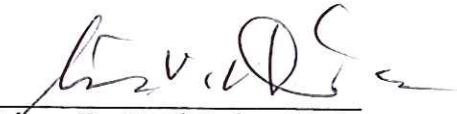
1.

The Site Plan originally filed with the Application is hereby deleted and there is substituted and placed in lieu thereof the Site Plan filed simultaneously herewith.

2.

It is to be noted that the Applicant, as noted on the amended Site Plan, requests up to 40,000 square feet of retail/residential amenity/office/restaurant/service and accessory uses which results in a density of 7,827.79 square feet per acre.

Now, therefore, the Applicant requests that this Application for Rezoning and Concurrent Variances be approved as submitted and as modified and amended hereunder in order that the Applicant be able to proceed with the lawful use and development of the Property.


Nathan V. Hendricks III
Attorney for the Applicant

6085 Lake Forrest Drive
Suite 200
Sandy Springs, Georgia 30328

RECEIVED

FEB 6 2015

City Of Sandy Springs
Community Development

RECEIVED

SECOND AMENDMENT TO APPLICATION FOR
REZONING AND CONCURRENT VARIANCES

MAR 11 2015

City Of Sandy Springs
Community Development

IN RE:)

MCRT Investments, LLC)

Application Number: 201404014

PROPERTY:)

5.11 Acres Bounded on the West)

by Roswell Road, on the North)

by Hilderbrand Drive and on the)

East by Boyleston Drive

Now comes MCRT Investments, LLC (the "Applicant" hereunder) who does hereby modify and amend the above referenced Application for Rezoning and Concurrent Variances and associated Letter of Intent as follows:

1.

The Site Plan currently on file with the above referenced Application is hereby deleted and there is substituted and placed in lieu thereof the Site Plan filed simultaneously herewith.


2.

The Applicant further reduces the number of multifamily units from its original request of 450 to 400 which results in a density of 78.28 units per acre.

3.

The Applicant does hereby further submit the Architectural Renderings and Landscape Plans filed simultaneously herewith together with copies of e-mail correspondence with Angela Parker, Director of the Department of Community Development, memorializing information requested from Staff and today's date being the last date for modification and amendment to the above referenced Application as well as Applicant's Response to Comments of Staff set forth in its Staff Report prepared for the Planning Commission Hearing on February 19, 2015.

Now, therefore, the Applicant requests that this Application for Rezoning and Concurrent Variances be approved as submitted and as modified and amended previously and hereunder in order that the Applicant be able to proceed with the lawful use and development of the Property.


Nathan V. Hendricks III
Attorney for the Applicant

6085 Lake Forrest Drive
Suite 200
Sandy Springs, Georgia 30328
(404) 255-5161

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**City Of Sandy Springs
Community Development**

Karen Hyre

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From: Parker, Angela <Angela.Parker@SandySpringsga.gov>
Sent: Thursday, March 05, 2015 6:11 PM
To: Oz Friedmann
Cc: Cooley, Joe; Howard, Kevin; Wescott, Kristen
Subject: RE: Mill Creek - Hilderbrand and Roswell Road Meeting Follow-Up

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Community Development

Oz, I have responses to several of the questions posed in our meeting. They are bulleted below. More are forthcoming. I understand that these responses impact the timing of your revised site plan; I concur with a delayed submittal deadline.

- Miter – Public Works indicates that a 20' miter will be required along the new east/west road.
- Landings and steps, etc., cannot be located within the right of way on any public street, including the east/west street.
- New east/west street will be full service; new drive on Roswell Road will be right in right out
- Coordination regarding the construction of the new street will be required. Public Works will be setting up a coordination meeting to discuss the timing, grades, etc. This will likely include the development of an interim plan for access prior to completion of the street.

Angela

Angela Parker
Community Development Director
City of Sandy Springs
Phone: 770.206.1574 Cell: 404.797.7807
Twitter.com/sandyspringsga – Breaking News & Traffic Alerts
Facebook.com/sandyspringsga – LIKE for Community News

From: Oz Friedmann [mailto:ofriedmann@mcrtrust.com]
Sent: Wednesday, March 04, 2015 5:56 PM
To: Parker, Angela
Cc: nvh@cobbandhyre.com; Chad DuBeau
Subject: RE: Mill Creek - Hilderbrand and Roswell Road Meeting Follow-Up

Angela,

Thanks for taking the time to speak with me a few moments ago. As discussed, the purpose of this email is to confirm that:

- Based on feedback you received from the City Manager, we are **NOT** required to bury the Georgia Power high transmission lines. Also, there was no direction given to you regarding the 25' space reservation for burying these lines in the future and that we should **NOT** include this requirement in our rezoning application.
- Our deadline to submit our revisions is now **Wednesday, March 11** (at the latest) to allow you more time to meet with staff and answer the other questions below.

Again, thanks for working with us on a revised timeline. I look forward to receiving the remainder of your comments in the next few days so that we can address them in our submission.

Best,

Oz Friedmann | Development Associate
Mill Creek Residential



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Community Development

From: Oz Friedmann
Sent: Tuesday, March 03, 2015 4:49 PM
To: 'angela.parker@sandyspringsga.gov'
Cc: nvh@cobbandhyre.com; Chad DuBeau
Subject: Mill Creek - Hilderbrand and Roswell Road Meeting Follow-Up

Angela,

Thanks again for taking the time to meet this past Friday to discuss the staff comments regarding our rezoning application/plan on the Hilderbrand/Roswell Road site. Per this Thursday's deadline to get you our revisions in preparation for the March Planning Commission meeting, you were going to provide us with further detail on the following items/questions so that we can complete our submission (numbering in parenthesis corresponds to staff report):

1. Section G (Page 9 of 15) - Detail of the required buffers and landscape strips – does the plan as drawn comply?
2. Transportation Services (Page 11 of 15) – Staff to provide further input on the Roswell Road frontage. The standards call for 2' paver band and 9' sidewalk. Other frontage will provide and 8' landscape strip/street tree/light zone and then a 10' sidewalk for us as a multi-modal path.
3. Transportation Services (Page 12 of 15) – Roswell Road sidepath from Hammond Drive to Sandy Springs Circle. Staff was going to specify the location/width and provide suggestions.
4. Transportation Services (Page 12 of 15) – Reservation of a 25' wide utility corridor behind the 55' ROW dedication. Feedback was going to be provided on this requirement, including an update on City Manager/utility consultant discussions with Georgia Power. Is burying the Georgia Power Transmission lines a requirement at this time as part of rezoning? Who will be responsible to pay for this work?
5. Transportation Services (Page 12 of 15) – ROW mitres shall be provided at each street intersection: 20' for streets intersecting Roswell Road and 10' for all other streets. Kristen Wescott agreed to ask Brad if the 20' miter at Roswell Road and the future street can be waived citing that it is unlikely this intersection will be signalized (the purpose of the miter).
6. Transportation Services (Page 12 of 15) – Applicant shall align proposed driveways on new east-west street at south property line with permitted driveways associated with B of A LDP 201302565. In our meeting, the discussion was that the BOA site may tie into the new street at the time of construction, but alignment of the drive is not necessary. Clarification was made that Mill Creek does not plan to construct the new street as they do not control the entire ROW and it is not part of the zoning application. Kristen Wescott indicated that she would confer with Brad Edwards so that he would provide further clarification on the matter.
7. Section 2a (Page 14 of 15) - To the site plan received by the Department of Community Development on February 5, 2015. Said site plan is conceptual only and must meet or exceed the requirements of the zoning Ordinance, the Development Standards contained therein, and these conditions prior to the approval of any Land Disturbance Permit. Staff agreed to review the site plan for any potential conflicts with other parts of the code. Mill Creek specifically requested to know if there were any setback, landscape strips, or other land use zones that would affect the placement of structures as shown. Staff indicated that none are known at this time and it was confirmed in the discussion that this plan has been properly reviewed and vetted. Please confirm and provide specific direction from staff.
8. Section 3a (Page 14 of 15) – Pedestrian zones between the back of curb and building facades shall be in accordance with Appendix B of the City Center Master Plan. Mill Creek pointed out that any additional area behind the sidewalk (and ROW dedication) would be as shown on the site plan and would not be required to be 10 feet as indicated on some of the Master Plan cross sections. Staff is to confirm that this is the case.

9. Section 3f (Page 14 of 15) – Meet all requirements identified in Public Works comments on the report. Staff was to reply – none are thought to exist beyond transportation. Two known comments were the 25' utility reservation request on Roswell Road and that no structures, even underground, are to be located in the ROW.
10. Section 3g (Page 14 of 15) – Coordination of street designs, alignments, lighting and street locations and access with the adjacent B of A development. Brad Edwards was to review and get back to Mill Creek on any potential conflicts. It was discovered that BOA drives appear to be too close to Roswell Road to meet the minimum intersection distances.
11. Section 3i (Page 15 of 15) - Roswell Road, Hilderbrand Road, Boylston Drive and newly created streets and alleys shall employ a street design in accordance with the City Center Master Plan. Staff is to provide input and confirm if agreed upon standards will overrule Master Plan cross sections.

As indicated during the 2.27.15 meeting, you were willing to allow for an extension from this Thursday's (3.5.15) deadline so that we would have the proper time to receive your comments to the above and address them in our submission. Can you please confirm that this is the case and provide us with a revised submittal deadline (as we are now less than 48 hours from the deadline)?

Best,

Oz Friedmann | Development Associate
Mill Creek Residential
3715 Northside Parkway | Suite 2-725 | Atlanta, GA 30327
(O) 678.608.0907 (C) 404.216.5520
ofriedmann@MCRTrust.com

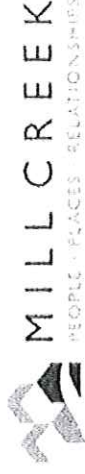


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ZONING IMPACT ANALYSIS			
SECTION	PAGE #	COMMENT	RESPONSE
B.	7 of 15	A transition to a lower height and intensity would allow the property to better transition to these less dense residential properties.	
D.	7 of 15	Boylston Drive: <ul style="list-style-type: none"> The driveway shown to access this garage does not meet our transportation standards. The drive shown is approximately 60 feet in width, creating a significant distance for pedestrians to cross. 	What is maximum distance allowed? Would 40' max width with a 10' refuge island before another crosswalk (15-20') be sufficient? We proposed from north to south a 16' loading zone with rollup doors, a 10' refuge island and then another 16' loading zone. The loading zones will be located on either side of the drive to prevent crossing traffic.
E.	7 of 15	This proposed density is not consistent with the suggested maximum of 40 to 50 residential units per net acre (without streets) within the City center Master Plan. An allowance for up to 60 units per acre, if a higher percentage of structured parking is provided for, is outlined in the City Center Master Plan's Market Analysis.	
E.	8 of 15	A varied mix of unit types, sizes and prices is recommended in the City Center Master Plan to generate the strongest market possible.	A varied mix of unit types is included in our plan.
E.	8 of 15	Ground floor retail uses should be continued along street frontages of Boylston Drive, Hilderbrand Rd. and the newly created street also	

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Rezoning Petition No. 201404014

Staff Report – Mill Creek Executive Summary



E.	9 of 15	<p>The project as depicted on the revised site plan is inconsistent with the following policies set forth in the Comprehensive Plan:</p> <ul style="list-style-type: none"> • Providing significant green space or public space. 	<p>We are providing active street frontages/ gathering spaces (courtyards) and terraces. Mill Creek will provide more detail on public spaces and improvements.</p>
E.	9 of 15	<p>The project as depicted on the revised site plan is inconsistent with the following policies set forth in the Comprehensive Plan:</p> <ul style="list-style-type: none"> • Providing uses that contribute to the public good. 	<p>Mill Creek will address this point via more finite proposals and definition of spaces.</p>
E.	9 of 15	<p>The project as depicted on the revised site plan is inconsistent with the following policies set forth in the Comprehensive Plan:</p> <ul style="list-style-type: none"> • The use of green space and possible linear or pocket parks. 	<p>Mill Creek will address this point via more finite proposals and definition of spaces.</p>
E.	9 of 15	<p>The project as depicted on the revised site plan is inconsistent with the following policies set forth in the Comprehensive Plan:</p> <ul style="list-style-type: none"> • Relocation of utilities underground 	<p>Has the City had any discussion with Georgia Power about the relocation of the utilities? Specifically, about the ability to bury the transmission pole wires underground. Does the City anticipate incurring any costs to relocate these utilities? Angela Parker was to provide further clarification on this matter</p>
E.	9 of 15	<p>The project as depicted on the revised site plan is inconsistent with the following policies:</p> <ul style="list-style-type: none"> • Roswell Road Corridor – Building edge: continuous as possible along sidewalks; variation in façade positions to create a variety of active wide sidewalk and plaza spaces including outdoor dining, benches, street trees and other plantings; 4th story step-back; access 	<p>Access from Roswell is critical to the viability of the retail. We have included plaza spaces, and a plan for outdoor dining in our plan. Won't the "Canyon Effect" be mitigated by the 110' ROW on Roswell Road? Mill Creek is working on including the 4th story step-back.</p>

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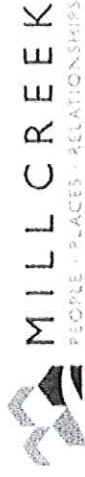
Staff Report – Mill Creek Executive Summary



		from side and rear streets instead of Roswell Road.	
E.	9 of 15	The project as depicted on the revised site plan is inconsistent with the following policies: <ul style="list-style-type: none"> The revised site plan reduces public spaces and does not develop walkable streets. 	Crosswalks will be shown on the revised plan.
G	9 of 15	The proposal will be required to meet all current City Codes including, but not limited to stormwater management system, replanting of required buffers, landscape strips, interparcel access to eliminate curb cuts, creation of a grid street network and streetscape.	Can you please clarify where you believe these items apply? We have addressed storm water management, interparcel access as well as addressed the creation of a grid and eliminated curb cuts. Can you please provide more detail on the required buffers and landscape strips? Does the plan as drawn comply? If not, please provide further guidance. Angela Parker has agreed to review and respond in a timely manner so that we can address before the 3/5/15 revision submittal deadline.
Variance Considerations			
SECTION	PAGE #	COMMENT	RESPONSE
1	10 of 15	Variance to delete the 60% transparent glazing requirements: <ul style="list-style-type: none"> Staff is of the opinion that the request to delete the 60% transparent glazing requirements as presented is not in harmony with the intent of the zoning Ordinance and City Center Master Plan. 	Staff indicated that residential elevations did not need to meet this requirement.
1	10 of 15	Variance to delete the 60% transparent glazing requirements: <ul style="list-style-type: none"> No elevations have been presented which would provide engagement with the street along the frontages seeking a variance. 	RECEIVED

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2	10 of 15	<p>Variance to allow building to be located within three (3) feet of the right of way:</p> <ul style="list-style-type: none"> Staff is of the opinion that the request to locate buildings within 3 feet of the right of way is not in harmony with the intent of the Zoning Ordinance and City Center Master Plan. This variance would greatly reduce amount of supplemental area required between the building façade and the street curb. 	<p>Can you please provide us with further background on this opinion? Our understanding is that Roswell Road is important. Staff agreed to consider potentially waiving the requirement for other frontages.</p>
Department Comments			
SECTION	PAGE #	COMMENT	RESPONSE
Transportation Services	11 of 15	<p>Overlay District Requirements:</p> <ul style="list-style-type: none"> Streetscapes shall conform to the City Center Master Plan within the Main Street Overlay District. <ul style="list-style-type: none"> Roswell Road: 2' paver band with 9' sidewalk; Hilderbrand Drive and Boylston Road: 2 lane with parking (11' travel lane, 8' parking lane, 8' landscape strip, and 10' sidewalk adjacent to mixed use; Alley Street: 12' travel lane, 6' sidewalks 	<p>Staff will provide input on Roswell Road Frontage. We will show the 2' Paver band with 9" sidewalk per the standards.</p> <p>On other frontages, we will provide an 8' landscape strip/street tree/furniture/light zone and then a 10' sidewalk for use as a multi-modal path. Staff is to provide further input so that we can address as part of our revision submittal on 3.5.15.</p>
Transportation Services	11 of 15	<p>Planned Projects from Adopted Plans:</p> <ul style="list-style-type: none"> Create walkable street grid (including new north-south alley and new east-west street, "2 lane with parking") 	Staff agreed that this was accomplished with proper crosswalks.
Transportation Services	11 of 15	<p>Planned Projects from Adopted Plans:</p> <ul style="list-style-type: none"> Create bicycle side path along Boylston Drive. 	Staff was going to specify the location/width and provide suggestions.
Transportation Services	11 of 15	<p>Transportation Master Plan:</p> <ul style="list-style-type: none"> Sidewalks connections on Boylston Drive and Hilderbrand Drive. 	Staff was going to specify the location/width and provide suggestions.

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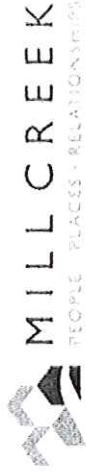
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Staff Report – Mill Creek Executive Summary



Transportation Services	11 of 15	Transportation Master Plan: <ul style="list-style-type: none"> • Provide interparcel pedestrian connections at key locations in downtown Sandy Springs, including Boylston Drive to Sandy Springs Circle. 	Staff was going to specify the location/width and provide suggestions.
Transportation Services	11 of 15	Transportation Master Plan: <ul style="list-style-type: none"> • Provide streetscape improvements along Roswell Road from Abernathy Road to Hilderbrand Drive. 	Can you please clarify comment and provide staff's recommendation?
Transportation Services	11 of 15	Transportation Master Plan: <ul style="list-style-type: none"> • Construct centralized parking structures to provide shared parking supply as redevelopment occurs. 	We have included in our plan. Are there any issues with the proposed centralized/shared deck structure? Staff agrees that the parking structure provides this requirement. The lowest level is open to the public. Staff made the suggestion to potentially charge for parking.
Transportation Services	11 of 15	Transportation Master Plan: <ul style="list-style-type: none"> • Develop improvement concepts to implement access management techniques along Roswell Road to include signal spacing, interparcel access, backside connections, and medians where appropriate. 	Staff agrees we are in compliance.
Transportation Services	11 of 15	Transportation Master Plan: <ul style="list-style-type: none"> • Work with property owners to establish in interparcel connectivity in Downtown Sandy Springs and along Roswell Road and other commercial corridors. 	Staff agrees we are in compliance.
Transportation Services	12 of 15	Bicycle Pedestrian and Trail Plan: <ul style="list-style-type: none"> • Rowell Road sidepath from Hammond Drive to Sandy Springs Circle. 	Can you please specify the location/width and provide suggestions? Staff to provide us with further input.

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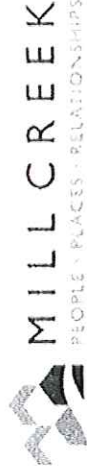
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Staff Report – Mill Creek Executive Summary



Transportation Services	12 of 15	Bicycle Pedestrian and Trail Plan: <ul style="list-style-type: none"> Hilderbrand Drive sidewalks from Sandy Springs Circle to Boylston Drive. 	Can you please specify the location/width and provide suggestions? Staff to provide us with further input.
Transportation Services	12 of 15	Bicycle Pedestrian and Trail Plan: <ul style="list-style-type: none"> Boylston Drive sidewalks from Hammond Drive to Mt. Vernon Highway 	Can you please specify the location/width and provide suggestions? Staff to provide us with further input.
Transportation Services	12 of 15	Recommended Conditions: <ul style="list-style-type: none"> Reservations of 25-foot wide utility corridor behind the 55-foot right-of-way dedication. 	Mill Creek is making the change to move structures from the required right of way dedication as discussed with staff. Angela Parker mentioned this was a "top of the list" item for her to discuss internally with staff and get us an answer so that we can include in our revision submission on 3.5.15. This items is in regards to burying of the GA Power transmission lines.
Transportation Services	12 of 15	Recommended Conditions: <ul style="list-style-type: none"> In response to requested Variance 2 to permit buildings to be located within three feet of the right-of-way, all structural building elements including, but not limited to: overhangs, footings, stoops and steps, shall not be constructed in the public right-of-way. 	Please see above.
Transportation Services	12 of 15	At the time of permitting, the site shall meet requirements of Articles 11 and 12 of the Development Ordinance: <ul style="list-style-type: none"> All proposed streets shall be constructed to public street standards §103-70 	Will these relate to the minimum R.O.W./easement width? Does staff see any conflicts? Staff indicated there were no known conflicts.
Transportation Services	12 of 15	At the time of permitting, the site shall meet requirements of Articles 11 and 12 of the Development Ordinance:	What is the required intersection distance from Roswell Road? The proposed drive is just beyond 250 feet from the intersection. It meets the criteria for a full movement driveway.

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		<ul style="list-style-type: none"> Proposed access shall meet uninterrupted ingress/egress requirements of Sandy Springs or Georgia DOT (for Roswell Road). 	
Transportation Services	12 of 15	<p>At the time of permitting, the site shall meet requirements of Articles 11 and 12 of the Development Ordinance:</p> <ul style="list-style-type: none"> Access within 250 feet of a signalized intersection shall be right-in, right-out. As shown on the site plan, the middle east-west Alley is not in compliance. 	<p>Item for further discussion. See above. Alley is actually over 250 feet from the intersection as well. This comment is in error.</p>
Transportation Services	12 of 15	<p>At the time of permitting, the site shall meet requirements of Articles 11 and 12 of the Development Ordinance:</p> <ul style="list-style-type: none"> Applicant shall determine requirements for left-turn or deceleration lanes at proposed access. Proposed access shall meet minimum separation and spacing and be designed to avoid off-set conflicts. 	<p>The traffic study will address this issue for all driveways.</p>
Transportation Services	12 of 15	<p>At the time of permitting, the site shall meet requirements of Articles 11 and 12 of the Development Ordinance:</p> <ul style="list-style-type: none"> A traffic impact study is required to §103-73 	<p>Traffic impact study has been completed.</p>
Transportation Services	12 of 15	<p>At the time of permitting, the site shall meet requirements of Articles 11 and 12 of the Development Ordinance:</p> <ul style="list-style-type: none"> The minimum right-of-way dedication for Roswell Road is 55 feet from centerline, 11 feet from back of curb or 1 foot from back of sidewalk, whichever is greater. 	<p>Staff indicated in the meeting on 2/27/15 that there is a potential that 15 feet will be dedicated to COSS with any other dedication to GDOT.</p>
Transportation Services	12 of 15	<p>At the time of permitting, the site shall meet requirements of Articles 11 and 12 of the Development Ordinance:</p>	<p>RECEIVED</p>

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Transportation Services	12 of 15	<ul style="list-style-type: none"> The minimum right-of way dedication for Boylston Drive, Hilderbrand Drive, and proposed new east-west Street is 37 feet from centerline, 11 feet from back of curb or 1 foot from back of sidewalk, whichever is greater. <p>At the time of permitting, the site shall meet requirements of Articles 11 and 12 of the Development Ordinance:</p> <ul style="list-style-type: none"> The minimum right-of-way dedication or common easement for proposed north-south alley is 36 feet (total) or 11 feet from back of curb or 1 foot from back of sidewalk, whichever is greater. 	This is proposed as a common easement as opposed to a right of way dedication, but is to be Public space.
Transportation Services	12 of 15	<p>At the time of permitting, the site shall meet requirements of Articles 11 and 12 of the Development Ordinance:</p> <ul style="list-style-type: none"> Right-of-way miters shall be provided at each street intersection: 20' for streets intersecting Roswell Road and 10' for all other streets. §103-75. 	Kristen Wescott agreed to ask Brad Edwards if the 20 foot miter at Roswell road and the future street can be waived citing that it is unlikely this intersection will be signalized (the purpose of the miter)
Transportation Services	12 of 15	<p>At the time of permitting, the site shall meet requirements of Articles 11 and 12 of the Development Ordinance:</p> <ul style="list-style-type: none"> All access points shall meet minimum sight distance. §103-77 	Sight distance study required the relocation of the drive on Boylston to the north. We have relocated the drive and now all drives meet sight distance criteria.
Transportation Services	12 of 15	<p>At the time of permitting, the site shall meet requirements of Articles 11 and 12 of the Development Ordinance:</p> <ul style="list-style-type: none"> The maximum width for commercial driveways is 24 feet, §103-73. The proposed driveway on Boylston exceeds this width. 	Drive and loading areas have been reconfigured to provide pedestrian refuge islands.

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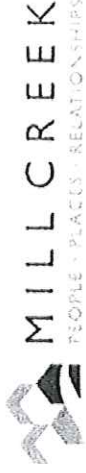
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Staff Report – Mill Creek Executive Summary



Transportation Services	12 of 15	At the time of permitting, the site shall meet requirements of Articles 11 and 12 of the Development Ordinance: <ul style="list-style-type: none"> All proposed driveways shall meet minimum spacing and separation to avoid creating off-set conflicts, §103-73. Applicant shall align proposed driveways on new east-west Street at south property line with permitted driveways associated with Land Disturbance Permit 201302565 (Bank of America, 6075, 6077, & 6087 Roswell Rd.) 	Plan was supplied in 2/27/15 meeting. Discussion was that BOA site may tie into the "New Street" at the time of construction, but alignment of drive is not necessary. Clarification was made that Mill Creek does not plan to construct the "New Street" as they do not control the entire ROW and as it is not a part of the zoning application. Kristen Wescott indicated that she would confer with Brad Edwards so that he would provide further clarification on the matter.
Stormwater Services	13 of 15	Site plan should indicate proposed stormwater management and consider offside stormwater flows through the project.	Proposed underground facility is shown on the plans.
Department of Community Development Recommendation			
SECTION	PAGE #	COMMENT	RESPONSE
	13 of 15	<p>The following would be needed for staff to provide a further analysis:</p> <ul style="list-style-type: none"> Elevations of each block of the north-south and east-west sections of the site. Elevations or renderings of all proposed structures. A more fully developed and dimensioned landscape/hardscape plan with topography. Breakdown of the unit mix including square footages, number of bedrooms and total square footage of the proposed multi-family use. 	Elevations and a more detailed Landscape/Hardscape plan and cross sections will be provided in the 3/5/15 revision submission. The unit mix is to be provided as well (staff confirmed that we can provide approximate ranges).
Staff Recommended Conditions			
SECTION	PAGE #	COMMENT	RESPONSE
2a	14 of 15	To the owner's agreement to abide by the following:	Staff agreed to review the site plan for any potential conflicts with other parts of the code. Mill

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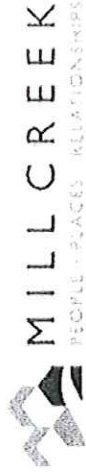
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Staff Report – Mill Creek Executive Summary



		<ul style="list-style-type: none"> To the site plan received by the Department of Community Development on February 5, 2015. Said site plan is conceptual only and must meet or exceed the requirements of the zoning Ordinance, the Development Standards contained therein, and these conditions prior to the approval of any Land Disturbance Permit. 	<p>Creek specifically requested to know if there were any setback, landscape strips, or other land use zones that would affect the placement of structures as shown. Staff indicated that none are known at this time and it was confirmed in the discussion that this plan has been properly reviewed and vetted. Staff is to confirm and provide specific direction.</p>
3a	14 of 15	<p>To the owner's agreement to provide the following site development standards:</p> <ul style="list-style-type: none"> Pedestrian zones between the back of curb and building facades shall in accordance with Appendix B of the City Center Master Plan. 	<p>Mill Creek has agreed to meet the standards or to add width to sidewalks at Staff direction if so desired to accommodate changing opinions concerning their use as multi-use trails or to simply provide a better section than is reflected in the guidelines. Mill Creek pointed out that any additional area behind the sidewalk (and ROW dedication) would be as shown on the site plan and would not be required to be 10 feet as indicated on some of the Master Plan cross sections. Staff is to confirm that this is the case.</p>
3b	14 of 15	<p>To the owner's agreement to provide the following site development standards:</p> <ul style="list-style-type: none"> Ground floor residential units that are adjacent to the sidewalk on Hilderbrand Drive, Boylston Drive and the Newly Created Road (to be named later) shall have individual entrances o such units directly accessible from the sidewalk and shall open directly onto the adjacent sidewalk 	<p>New elevations will be reviewed and should explain the condition. Staff will review. Hilderbrand has 14 feet of grade change along the project frontage. Ground floor units are proposed to have access to sidewalks, but elevation differences may be well in excess of 30". Some doors may be combined onto a single stoop due to this condition and to limit the number of stair runs to get to the street.</p>
3c	14 of 15	<p>To the owner's agreement to provide the following site development standards:</p> <ul style="list-style-type: none"> Ground floor residential units that are adjacent to the sidewalk on Hilderbrand Drive, Boylston 	<p>This condition will vary due to the existing sloping topography. See above.</p>

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Rezoning Petition No. 201404014

Staff Report – Mill Creek Executive Summary



		Drive and the Newly Created Road (to be named later) shall have finished floor elevation to be between 18 inches and 30 inches above sidewalk grade.	
3d	14 of 15	To the owner's agreement to provide the following site development standards: <ul style="list-style-type: none"> • Provide retail frontage on Roswell Road with a minimum 70% transparent glazing between 2 feet and 12 feet above sidewalk grade. 	Requirement is 60%. Actual will far exceed the requirement.
3e	14 of 15	To the owner's agreement to provide the following site development standards: <ul style="list-style-type: none"> • All utilities must be placed underground. 	Mill Creek will analyze putting all new utilities underground (other than GA Power transmission lines pending feedback from Angela Parker). Mill Creek will further coordinate on this issue with COSS.
3f	14 of 15	To the owner's agreement to provide the following site development standards: <ul style="list-style-type: none"> • Meet all requirements identified in Public Works comments listed in this report. 	Staff was to reply – none are thought to exist beyond transportation. Two known comments were the 25' utility reservation request on Roswell Road and that no structures, even underground, are to be located in the ROW.
3g	14 of 15	To the owner's agreement to provide the following site development standards: <ul style="list-style-type: none"> • Coordinate street designs, alignments, lighting and street tree locations and accesses with the adjacent Bank of America development. 	Brad Edwards was to review and get back to Mill Creek on any potential conflicts. It was discovered that BOA drives appear to be too close to Roswell Road to meet the minimum intersection distances.
3h	14 of 15	To the owner's agreement to provide the following site development standards: <ul style="list-style-type: none"> • Provide retail frontage on Roswell Road with a minimum of 70% transparent glazing between 2 feet and 12 feet above sidewalk grade. 	Requirement is actually 60%. Comment is in error.
3i	15 of 15	To the owner's agreement to provide the following site development standards:	Staff is to provide input and confirm if agreed upon standards will overrule Master Plan cross sections.

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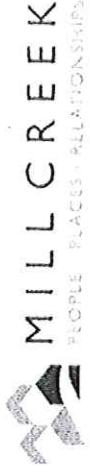
MAR 11 2015

City Of Sandy Springs
Community Development

Sandy Springs

Rezoning Petition No. 201404014

Staff Report – Mill Creek Executive Summary



		<ul style="list-style-type: none"> Roswell Road, Hilderbrand Road, Boylston Drive and newly created streets and alleys shall employ a street design in accordance with the City Center Master Plan. 	
3j	15 of 15	<p>To the owner's agreement to provide the following site development standards:</p> <ul style="list-style-type: none"> Relocate the north "Loading/Service" element behind residential in "Open Space" element with access from Hilderbrand Road; relocate "Open Space" element to the north-south "New Street". 	<p>Loading space cannot be relocated. It must be proximate to retail. South loading space access will be studied, but if "New Street" is constructed along with Project, loading functions better as shown.</p>
3k	15 of 15	<p>To the owner's agreement to provide the following site development standards:</p> <ul style="list-style-type: none"> Eliminate "Retail/Service/Commercial/Residential Amenity" element and replace with open space as shown in earlier site plans. 	<p>New amenity and terrace areas will be more clearly shown on revised submittals. Mill Creek will be working on submittals that communicate these spaces in more detail.</p>
3i	15 of 15	<p>To the owner's agreement to provide the following site development standards:</p> <ul style="list-style-type: none"> Create a minimum of 20% open space on the property. 	<p>A separate exhibit will be provided delineating calculated areas.</p>

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City Of Sandy Springs
Community Development

Fulton County Schools - Rezoning Impact Statement

PETITION: 201404014

JURISDICTION: Sandy Springs

Proposed Residential Units

Single-family detached 0 Townhouses 0 Apartments 450 Condominiums 0

HOME SCHOOL	CURRENT ENROLLMENT ^A	GADOE CAPACITY	ESTIMATED # NEW STUDENTS GENERATED	PROJECTED UNDER/OVER CAPACITY ^B	
				WITHOUT DEV	WITH DEV
Lake Forest ES	979	850	8 to 291	129	137 to 420
Ridgeview Charter MS	1,102	1200	0 to 94	-98	-98 to -4
Riverwood Charter HS	1,551	1325	9 to 108	226	235 to 334
TOTAL			17 to 493		Insufficient historical data to run report?: <input type="checkbox"/>

HS REGION: Riverwood Charter HS

One single-family detached unit generates:

AVERAGE - 1 STD DEV AVERAGE + 1 STD DEV

0.011618	to	0.234504	elementary school students
0.000000	to	0.071573	middle school students
0.002532	to	0.147522	high school students

One townhouse unit generates:

0.006694	to	0.103282	elementary school students
0.000000	to	0.029924	middle school students
0.013470	to	0.082704	high school students

One apartment unit generates:

0.017346	to	0.647094	elementary school students
0.000000	to	0.209417	middle school students
0.020138	to	0.24105	high school students

One condominium unit generates:

0.000000	to	0.380842	elementary school students
0.000000	to	0.08986	middle school students
0.000000	to	0.153862	high school students

AVERAGE OPERATIONAL COST PER STUDENT (FY14):

TOTAL COST:\$12,286 PORTION LOCAL REVENUE SOURCES:\$8,209 PORTION STATE AND OTHER REVENUE SOURCES:\$4,077

^A Based on first-month enrollment count for 2014-15 school year

^B Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of students a facility is under state capacity.

* State capacity indicates space. However due to the number of special programs, portable classrooms or other measures may be needed to accommodate the instructional needs of the school.

** Student yields are calculated annually based on geocode of enrolled FCS students in built-out developments within the high school zone in which the proposed development is located.



Kasim Reed
MAYOR

CITY OF ATLANTA

Jo Ann J. Macrina, PE
COMMISSIONER

DEPARTMENT OF WATERSHED MANAGEMENT

72 MARIETTA STREET SE
ATLANTA, GEORGIA 30303-3544
OFFICE 404-546-3230
FAX 404.739.3308

December 16, 2014

Linda Abaray
City of Sandy Springs
Department of Community Development
Planning and Zoning Division
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

Subject: Water Availability for 0 & 263 Hilderbrand Dr., Sandy Springs, Ga.

Dear Linda Abaray,

Our records indicate that there is an existing 6 inch water main located, BOC on the north side of Hilderbrand Dr. between Boylston Dr. and Sandy Springs Pl. This water main is owned and maintained by the City of Atlanta.

To integrate into Atlanta Water System or rearrange water facilities, the developer must submit the following to the City of Atlanta-Bureau of Engineering Services:

1. A set of stamped engineering drawings showing their developmental objectives for review and approval.
2. The enclosed basis of design form to include all applicable information, with a copy of a City of Atlanta fire hydrant flow test. Contact the Bureau of Engineering Services office of Meter Application at 404-330-6091 for payment and scheduling for the flow test.
3. A two thousand dollar deposit (\$2000.00). Check must be payable to City of Atlanta.

Once the plans have been approved, the developer will then receive additional instructions regarding the process and procedures from the Bureau of Engineering Services.

Should additional information be needed, please contact Jarrell Thornton at 404-546-3249.

Sincerely,

Jarrell Thornton

Cc: Parett Smith



Kasim Reed
MAYOR

CITY OF ATLANTA

Jo Ann J. Macrina, PE
COMMISSIONER

DEPARTMENT OF WATERSHED MANAGEMENT

72 MARIETTA STREET SE
ATLANTA, GEORGIA 30303-3544
OFFICE 404-546-3230
FAX 404.739.3306

December 16, 2014

Linda Abaray
City of Sandy Springs
Department of Community Development
Planning and Zoning Division
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

Subject: Water Availability for 6125 & 6135 Roswell Road, Sandy Springs, Ga.

Dear Linda Abaray,

Our records indicate that there is an existing 12 inch water main located within the roadway on the west side of the center line on Roswell Rd. between Hilderbrand Dr. and Sandy Springs Pl. This water main is owned and maintained by the City of Atlanta.

To integrate into Atlanta Water System or rearrange water facilities, the developer must submit the following to the City of Atlanta-Bureau of Engineering Services:

1. A set of stamped engineering drawings showing their developmental objectives for review and approval.
2. The enclosed basis of design form to include all applicable information, with a copy of a City of Atlanta fire hydrant flow test. Contact the Bureau of Engineering Services office of Meter Application at 404-330-6091 for payment and scheduling for the flow test.
3. A two thousand dollar deposit (\$2000.00). Check must be payable to City of Atlanta.

Once the plans have been approved, the developer will then receive additional instructions regarding the process and procedures from the Bureau of Engineering Services.

Should additional information be needed, please contact Jarrell Thornton at 404-546-3249.

Sincerely,

Jarrell Thornton

Cc: Parett Smith

Abaray, Linda

From: Amy T <aat118@gmail.com>
Sent: Wednesday, December 17, 2014 9:50 PM
To: Abaray, Linda
Subject: Apartments

Why do we need more apartments in Sandy Springs?

We move here to get away from all the apartment complexes in the city where there's plenty. We need to put something useful there as in places that people use. This promotes overcrowding here and it's exactly what the residents that live here and pay taxes don't want. We live in a beautiful neighborhood of Sandy Springs and now it's being ruined and tainted. If people want to live in apartments why not go where they are cheap and affordable and in wonderful locations in Decatur, Midtown, and Atlanta?

No one who lives here will be happy about this.

Abaray, Linda

From: Rusnak, Matthew <Matthew.Rusnak@bsci.com>
Sent: Wednesday, December 17, 2014 1:34 PM
To: Abaray, Linda
Subject: Apartment Developments

Dear Linda,

I was writing you today to voice my concern for the construction of the new apartments going up on Roswell Rd. I am resident of Whispering Pines and I love how the city was able to place the utilities underground for the new Abernathy Park. Is there a way they can do that for the new apartments?. Thank you for your time!

Matthew Rusnak, RN, CCDS
Field Clinical Representative
SICD Mentor
Boston Scientific CRM
[Atlanta, GA](#)
1.800. CARDIAC (227-3422)
matthew.rusnak@bsci.com

Howard, Kevin

From: Parker, Angela
Sent: Wednesday, February 04, 2015 1:04 PM
To: Cooley, Joe; Howard, Kevin
Subject: FW: 700 Apartments coming to Sandy Springs

Please include in the case.

Angela Parker
Community Development Director
City of Sandy Springs
Phone: 770.206.1574 Cell: 404.797.7807
Twitter.com/sandyspringsga – Breaking News & Traffic Alerts
Facebook.com/sandyspringsga – LIKE for Community News

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FEB 4 2015

City Of Sandy Springs
Community Development

From: Sterling, Gabriel
Sent: Wednesday, February 04, 2015 10:59 AM
To: Parker, Angela
Subject: Fwd: 700 Apartments coming to Sandy Springs

Sent from my iPad

Begin forwarded message:

From: dottie myers <myersds@bellsouth.net>
Date: February 4, 2015 at 10:58:03 AM EST
To: <gsterling@sandyspringsga.gov>
Cc: <rpaul@sandyspringsga.gov>, <jmcdonough@sandyspringsga.gov>
Subject: 700 Apartments coming to Sandy Springs

Hello, I live in the Mount Vernon Woods subdivision and am appalled to think that the city is even considering these 2 developments! Here are my reasons why I am so opposed to this sort of development.

1. The density of apartments, more than 77 per acre, is way over the city's 5-20 per acre.
2. Has anyone done a traffic study regarding the addition of who knows how many cars but at a minimum 700? One can hardly maneuver on Roswell Road as it stands today!
3. It would be nice to have a sustainable development. Perhaps restaurants and shops and offices but not 700 apartments!
4. I believe the city has lost sight of what neighborhoods are and how important they are to our future. More apartments do not make a neighborhood.

Would whoever knows who took over Linda Abaray's duties. please forward this email to them. Thanks.

Regards,

Dorothy S. Myers
6341 Vernon Woods Drive
Atlanta, Ga 30328
myersds@bellsouth.net

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FEB 4 2015

City Of Sandy Springs
Community Development

This e-mail message (including any attachments) is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message (including any attachments) is strictly prohibited. If you have received this message in error, please contact the sender and destroy all copies of the original message (including attachments). The City of Sandy Springs is a public entity subject to the Official Code of Georgia Annotated §§ 50-18-70 to 50-18-76 concerning public records. Email is covered under such laws and thus may be subject to disclosure.

Howard, Kevin

From: Tochie Blad <tblad1@comcast.net>
Sent: Friday, February 06, 2015 11:34 AM
To: Howard, Kevin
Subject: Letter for Packet on Mixed Use Apt. Applications/201404018 and 201404014

February 6, 2015

To: City Planners

FM: Tochie Blad, Greater Branches Neighborhood Assoc.

RE: Mixed use Apartment Applications- 201404018 and 201404014

The Branches Neighborhood backs up to Peachtree Dunwoody Rd. and is concerned about these new precedent setting zoning applications for mixed use with high density apartments. The applications are now moving forward following the Sandy Springs City Council approval of the new mixed use zoning amendment approved Jan.20. With the approval of the new zoning mixed category, mixed use now requires only 4 acres in city center and PCID as opposed to 10. Under the old mix category, the 10 acres would have required an Atlanta Regional Commission review. By the developers breaking out their project, the review is avoided to look at infrastructure and its affect on the area. Both of the new mixed use applications exceed the Comprehensive Land Use plan(CLUP) which guides the city in the zoning process. We want the CLUP to be upheld or we will see continued use of the Mixed Use being used as a backdoor way to increase apartment density in the city.

The new category should not allow developers to violate the density of the Comprehensive land use plan. We ask that you deny these applications based on density. The infrastructure is not there to served these new developments.

Sincerely,

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FEB 5 2015

**City Of Sandy Springs
Community Development**

Howard, Kevin

From: Trisha Thompson <trishathompsonfox@comcast.net>
Sent: Thursday, February 05, 2015 3:58 PM
To: Howard, Kevin
Subject: 201404014 MIX Roswell Road - Mill Creek

Kevin,

Sandy Springs Council of Neighborhoods would like to request a **Deferral** by the Planning Commission on this application. The request is based on the fact that the applicant does intend to provide a traffic study to be ready for MCC meeting. We would prefer that the traffic study be also available to the Planning Commission for inclusion in its careful evaluation. Traffic is a major concern in the development of the City Center area.

If the Planning Commission does feel that they do not need a Deferral to evaluate a traffic study, we would ask for an outright **Denial** based on the density of the project which exceeds the Comprehensive Land Use Plan.

Trisha Thompson
Zoning Chair
SSCN

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FEB 5 2015

City Of Sandy Springs
Community Development

Howard, Kevin

From: Mary Shehan <mvshehan@yahoo.com>
Sent: Friday, March 06, 2015 7:58 AM
To: Howard, Kevin
Subject: Planning Hearing Project#201404014

Kevin,

I am a Sandy Springs resident of 35 years. At the 3/18 Planning Commission meeting, please require that the proposed density for this project be reduced from 88 to 40 units to align with our overall City Plan. Developers need to respect the vision for our City.

Please include this as a part of the review packet for this meeting.

Thanks, Mary

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MAR 6 2015

City Of Sandy Springs
Community Development

Howard, Kevin

From: Doug Fisher <dsf752@att.net>
Sent: Thursday, March 05, 2015 10:06 PM
To: Howard, Kevin
Subject: Re: Rezoning Petition 201404014

Hi Kevin -

I would appreciate it if you would please include this letter in opposition of the rezoning request. The proposed development's density (88.83) is way too high for the area and higher than that stated by both the Comprehensive Plan (20) and the City Center Master Plan (40-50). This development will over-tax the city's infrastructure (e.g. streets) and be a detriment to the overall quality of life in our city.

Thank you,

Doug Fisher
6505 Bridgewood Valley Road NW

Proposed Density	Comprehensive Plan
Commercial/ Restaurant- 7,827.79 sqft/ac Residential – 88.83 units/ac Height- 6 stories	LWC (Node 8) Commercial – 25,000 sqft/ac c Residential – 20 units/ac or Height- 6 stories (Main St Overlay)

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MAR 6 2015

City Of Sandy Springs
Community Development

Howard, Kevin

From: w.cleveland@att.net
Sent: Friday, March 06, 2015 3:00 PM
To: Howard, Kevin; Alan Andrew; Bill Cleveland; Trisha Thompson
Subject: Whispering Pines Position on Mill Creek
Attachments: WHISPERING PINES POSITION PAPER ON MILL CREEK.docx

Mr. Howard,

Attached please position of the Whispering Pines Neighborhood in regard to the Mill Creek project. Mount Aire Springs and Whispering Pines have retained Nancy Leathers to consult on this project. We look forward to working with Mill Creek and you.

We have taken the position that the Mill Creek project should be approved contingent upon the conditions outlined in the attached document.

Regards,

Bill Cleveland
Whispering Pines

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MAR 6 2015

City Of Sandy Springs
Community Development

Howard, Kevin

From: Email Coordinator <msna_email@yahoo.com>
Sent: Friday, March 06, 2015 3:15 PM
To: Howard, Kevin
Cc: Trisha Thompson
Subject: Rezoning Petition 201404014 for 3/19 Planning Commission Hearing

March 6, 2015

Ronda Smith
76 Long Island Pl
Sandy Springs, GA 30328

Kevin Howard
Staff Planner - City of Sandy Springs

7840 Roswell Road
Sandy Springs, GA 30350

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MAR 6 2015

City Of Sandy Springs
Community Development

RE: Rezoning Petition Number 201404014 as made by MCRT Investments to rezone 6125 Roswell Road; 0, 263 Hilderbrand Drive from C-1 to MIX

Mr. Kevin Howard,

As President of the Board of Mountaire Springs Neighborhood Association (MSNA) I am writing this opinion and ask to have it serve as the formal submission of its position on the rezoning request referenced above that is slated to come before the Sandy Springs Planning Commission on March 19, 2015. Please include this letter as part of the project packet to be reviewed.

The Board's position is that should the Planning Commission see fit to Approve the request MSNA supports the Commission's decision but respectfully requests that significant changes be made to the project and conditions be written in to the final approved project packet.

These changes must be inclusive of a significant reduction in density and the addition of conditions to the project packet dictating aesthetic appearance to be mutually agreed upon with MCRT through meetings with the project leaders in concert with MSNA and other concerned neighborhoods.

MSNA is in complete agreement with the Staff recommendations set forth in their Zoning Impact Analysis written for the February 19, 2015 Planning Commission Hearing regarding causing "an excessive burdensome use of existing streets, transportation facilities, utilities or schools". The requested density of 88 units per acre as currently provided for in the application will serve to overburden infrastructure and compound an already existing traffic nightmare at the Roswell/Hammond and Roswell/Hilderbrand intersections and beyond.

If the density as requested is allowed it will have immediate impact on this section of the Roswell Rd corridor as well as an impact on the surrounding neighborhoods as the residents of the project, and others traveling through this section of the corridor, are forced to find alternate ways to get to and

Howard, Kevin

From: Matt LaMarsh <lamarsh.matt@gmail.com>
Sent: Friday, March 06, 2015 2:21 PM
To: Howard, Kevin
Subject: Mill Creek Redevelopment-Rezoning Petition 201404014 - Hilderbrand/Brickery property

Will you please enter the following into the Mill Creek packet for Planning Commission

SSCN, having been in contact with four of the city's nearest HOA's, would like to have its own position recorded as:

Support of Approval but with the following conditions:

We'd like a reduction in the density; a careful evaluation of the traffic impact to Roswell Road, Boylston, and the nearby neighborhoods (with considerations of Right-in-Right-Outs); a reduced height on Boylston; a reduction to the 60' Boylston entry; features that make Boylston pedestrian friendly, and a commitment to a Retail component that has specific tenants (or a list of specific tenants)- not just a blank retail approval. We'd also like an elevation that has more traditional elements and a landscape plan. We'd like the final, approved, elevations to be Conditioned by MCC not as "conceptual only" but be a vision that has neighborhood support and can be changed/alterd only by MCC approval.

All of the above are added to our continued requests that rental units be built to "for sale" specifications – separate/sub metering, sprinklered, and (these units) with 10' ceilings.

Thanks so much!
Matt LaMarsh

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MAR 6 2015

City Of Sandy Springs
Community Development

Howard, Kevin

From: Trisha Thompson <trishathompsonfox@comcast.net>
Sent: Friday, March 06, 2015 1:38 PM
To: Howard, Kevin
Cc: Barbara M Malone; Matt LaMarsh; Ronda Smith; Bruce MacLane; Steve Oppenheimer; Scott Meyer; Brad Bodenheimer; Chris Lowe; Gordon Cope; Bryan McClintock; Trisha Thompson Fox; Bill Cleveland; Alan Andrew; Doug Falciglia
Subject: SSCN Position - Mill Creek Redevelopment

Kevin,

Will you please enter the following into the Mill Creek packet for Planning Commission?

SSCN, having been in contact with four of the city's nearest HOA's, would like to have its own position recorded as:

Support of Approval but with the following conditions:

We'd like a reduction in the density; a careful evaluation of the traffic impact to Roswell Road, Boylston, and the nearby neighborhoods (with considerations of Right-in-Right-Outs); a reduced height on Boylston; a reduction to the 60' Boylston entry; features that make Boylston pedestrian friendly, and a commitment to a Retail component that has specific tenants (or a list of specific tenants)- not just a blank retail approval. We'd also like an elevation that has more traditional elements and a landscape plan. We'd like the final, approved, elevations to be Conditioned by MCC not as "conceptual only" but be a vision that has neighborhood support and can be changed/alterd only by MCC approval.

All of the above are added to our continued requests that rental units be built to "for sale" specifications - separate/sub metering, sprinklered, and (these units) with 10' ceilings.

We join with the neighborhoods in supporting redevelopment of Sandy Springs City Center in a successful, safe, and attractive manner.

Thank you,
Trisha Thompson
Zoning Chair
SSCN

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MAR 6 2015

City Of Sandy Springs
Community Development

Howard, Kevin

From: Brenda Williams <brendacwilliams@hotmail.com>
Sent: Friday, March 06, 2015 1:52 PM
To: Howard, Kevin
Subject: Reasoning petition 201404014

Sandy Springs does NOT need more apartments. I would like to see some retail areas like The Avenues in East Cobb, The Forum in Peachtree Corners, and the areas along the road that goes by Northpoint in Alpharetta. That is where I do a lot of shopping besides Perimeter Mall. Other than groceries, dog and cat food, cars and maintenance, and occasional eating out, those are the areas where I spend my shopping money, besides the Internet. We need higher class, pedestrian friendly shopping alternatives.

Thank you,
Brenda C. Williams
405 W. Spalding Drive
Sent from my iPad

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MAR 6 2015

City Of Sandy Springs
Community Development

Howard, Kevin

From: Brian Eufinger <eufinger@gmail.com>
Sent: Friday, March 06, 2015 12:39 PM
To: Howard, Kevin
Subject: Concerns re: re-zoning case 201404014 (Brickery site)
Attachments: schoolsnapshot.png

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MAR 6 2015

City Of Sandy Springs
Community Development

Hi Kevin,

Here's an email for inclusion in the zoning packet. It's a copy of a previous email I had sent to Rusty and Graham about the Brickery site. Thanks!

Hi Rusty/Graham,

I wanted to write to you to voice my concerns about zoning case #201404014. They are colored by my view of things via a school lens as the owner of an education-related business that directly interacts with Sandy Springs students on a daily basis.

One of the largest items underlying property values in Sandy Springs housing is that the schools have historically been such that residents don't have to budget for private schools, as citizens in areas that are nice but with poor school systems (e.g. Brookhaven) have to.

I have talked with Councilman Sterling about this in the past and mentioned to him that the apartment ecosystem, like any ecosystem in nature, is healthy when it's balanced. Students already attend school in trailers at Riverwood HS and at the rate that new apartments are accumulating (not even counting apartment entitlements that have been issued but not yet built), it'd be a shame if the new Riverwood High School needs trailers on its parking lot on Day 1 of the new building opening.

From a quality standpoint, Riverwood has steadily slid from a 10 out of 10 to a 7 out of 10, one point each year since the rapid apartment approvals have been occurring these past few years...from being tied with Walton to tied with Chamblee. And as education professionals, we receive commentary about the changing conditions at both North Springs and Riverwood High Schools directly from the mouths of the 700+ high schoolers and 1400+ parents that my wife and I spend thousands of hours with each year. The buildings are overcrowded, and the transient nature of apartments, after a certain tipping point, eats away at the cohesion of the community.

I know that you receive many unhappy emails from other people who are interested in zoning that are admittedly picayune in nature (4 inches of concrete vs. 5 inches...in the big picture, who cares?). But quality schools are part of what makes Sandy Springs one of the few close-in communities that families flock to. If we want the large corporations who continue to relocate here to be able to educate their kids here, we need to grow in balance, and that would mean not approving thousands more apartments, when we have already surpassed what the Goody Clancy report recommended.

I know that the common logic is that many of these apartments will not be family-friendly and will not generate additional school enrollment because they're 1 and 2 bedroom units. I hope that that statement is true, but doubt it, mainly because I know that if I were a parent looking for quality schools, I would welcome the opportunity to pay less and squeeze into a 2 bedroom than pay more for a 3 bedroom. The Fulton County Report (image attached) already shows how Lake Forest Elementary and Riverwood are hundreds of students over-enrolled without this approval and the report shows that a midpoint of 178 new students will accrue if this zoning is approved.

On a more zoning-related note, the two zonings are at 88 units per acre and 72 units per acre for cases #201404014 and #201404018, respectively, which seems like it would be more appropriately put into a Comprehensive Land Abuse Plan than the Comprehensive Land Use Plan, which has the recommendation at 20 units per acre. I realize that the City Center recommendation is a maximum of 40-50 units per acre, but any way you slice it, it's either 400% of the max or almost 200% of the max, neither of which seems wise.

I'm happy to chat with you in more detail if you like. Always happy to help.

-Brian Eufinger
6292 Mount Vernon Oaks Drive, Sandy Springs, GA 30328 (Home)
5825 Glenridge Drive, Bldg 1 Suite 109, Sandy Springs, GA 30328 (Business)

Brian Eufinger

Howard, Kevin

From: Jamie Dockter <Jamie.Dockter@pbd.com>
Sent: Friday, March 06, 2015 11:12 AM
To: Howard, Kevin
Subject: Rezoning Petition 201404014 - Hilderbrand/Brickery property

Hi Kevin,

I am a long time Sandy Springs resident and currently live in Mount Vernon Woods.

I wanted to share my concerns for rezoning petition #201404014 and make sure it was included in the packet the commission reviews.

I have lived in Sandy Springs for many years and consider myself an active participant in much of the community. We have 2 young boys that attend school in Sandy Springs and plan on living here for many more. What excites me is the new city center and walkable green space that is close to our neighborhood and potential new restaurants and shops that also will open.

What concerns me is the number of apartments that surround our neighborhood already and it's no secret these are not the most desirable or quality living spaces. Evidenced by the number of crimes that occur within them and around. Also the traffic that piles up on the streets near our neighborhood and forces fast speeding cut thru down my street in an effort to save time.

When I heard about this new development by the Hilderbrand/Brickery property and the number of units they are attempting to get passed, I was appalled and disgusted by the thought of that many additional cars, people and more importantly the impact to my neighborhood. No one wants a towering apartment building looking into our backyards. The traffic will pile up and many of our streets will become cut thru for access to Abernathy.

Ideally a new commercial site will be used for that location, and I just wanted to share that I strongly oppose any apartment development at that location, especially with the plan they have submitted which is not even close to maximum units per acre.

The mixed use term is being used for these developments and there should be much more retail than housing not vice versa.

Thanks for your time

Jamie Dockter

Jamie Dockter
Account Executive
Direct: 770.280.4084
Cell: 678.793.7835
www.pbd.com



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MAR 6 2015

City Of Sandy Springs
Community Development

Howard, Kevin

From: Mary Marvin Walter <marymarvin.walter@gmail.com>
Sent: Thursday, March 05, 2015 8:50 PM
To: Howard, Kevin

Kevin, this is a copy of the email I composed and sent to Graham McDonald on February 11th, Please include this email in the packets for the two projects currently under consideration. Please contact me if you need further information. Thank you.

Graham,

I am astonished that the city council is actually considering the redevelopment of property within our city of two apartment projects with over 750 units - one with 77 units/acre and the other 88 units/acre. It seems that these requests are short-view projects that will further define Sandy Springs as the city that screwed up.

I attended the meeting in January where the developers of the proposed redevelopments spoke about their projects. I found them to be unconcerned about the impact such projects would have on the City of Sandy Springs. From the infrastructure of roads, water, air, transportation, schools, retailers these developers did not have concerns or answers. To place such density in an area that already is a traffic nightmare is not just stupid but should be considered criminal. The developers replied, "Oh, these will be high end apartments for the young adults, they don't want houses, they don't want to own."

That may be well and good for these "young adults" of today but let them get married or in a partnership, let them have a couple of children, let them want a place for a swings and a yard for the dog to play and we will find that the dense apartments that we build today will serve our community in the same way that those built 50 years ago for the "young adults" with the "swinging lifestyle" of the 60s do now. They will become areas for shady activities, they will not be maintained, they will be for the most temporary of residents - good people for the most part but those who don't have a sense or pride of place. I have volunteered in our Sandy Springs schools and have witnessed first hand the impact of poorly run apartments - the constant transferring in or out of the lovely children and the wearing down of teachers who must constantly adjust.

The engagement and identification with the current community is what needs to be at the top of our list as redevelopment is considered - not shoehorning in over-dense developments for people who are not looking for a sense of place to put down roots for the long haul. Approval of these apartment projects with this density overrides the good sense of anyone who currently lives in Sandy Springs. If we want people to come to the events or shop at the stores in the city center, they have to be able to get here, they have to want to be here among others who have chosen this area as a home not a temporary stopping off point.

You have wonderful opportunities to use the development of these properties to the enhancement of living, working, shopping and playing in Sandy Springs. These developments, with the proposed densities are slaps in the face to anyone who has supported the city hood of Sandy Springs and has worked to make it a community.

My concern is for the long view - long after I am dead and gone - I think that you need to carefully consider your decisions about redevelopment and quality of life for the children and grandchildren of today's young adults. Where will our future generations of leaders come from - who on the current City Council lives in an apartment?

What are the real questions that need to be asked of developers who totally ignore the recommendations of the comprehensive plan? Why have the comprehensive plan if we are going to ignore it? It is a waste of your valuable time to be asked to consider projects of this density. I think the developers have learned that they ask for something ridiculous and maybe the council will finally be worn down to agree - even if the project is above density. Actions of council in the past has taught this and I think the time is NOW to let them know not to waste our time with requests that are not within the comprehensive plan. Like a child asking for candy at the checkout, these developers will continue to ask and, as our civic leaders, it is your job to say a resounding NO.

Please vote against any high density apartment development in Sandy Springs - maximum residential development above 20 units/acre should be voted down.

Sincerely

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MAR 6 2015

City Of Sandy Springs
Community Development

Howard, Kevin

From: Richard Parker <rickparker0@yahoo.com>
Sent: Friday, March 06, 2015 10:13 AM
To: Howard, Kevin
Subject: Rezoning Petition 201404014

Mr. Howard,

I am a resident of District 3 and I am writing you to oppose the Rezoning Petition 201404014. The proposed density of the project of 88.06 units/ac is far beyond the CLUP allowable density and therefore the petition should be denied.

Rick Parker

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MAR 6 2015

**City Of Sandy Springs
Community Development**

Howard, Kevin

From: dottie myers <myersds@bellsouth.net>
Sent: Friday, March 06, 2015 9:38 AM
To: Howard, Kevin
Subject: Rezoning Petition 201404014 - Hilderbrand/Brickery property

Dear Mr. Howard,

I live in the Mount Vernon Woods neighborhood. I wish to express the following concerns about the Petition above:

1. The density of apartments, more than 77 per acre, is way over the city's 5-20 per acre.
2. Has anyone done a traffic study regarding the addition of who knows how many cars but at a minimum 700? One can hardly maneuver on Roswell Road as it stands today!
3. It would be nice to have a sustainable development. Perhaps restaurants and shops and offices but not 700 apartments!
4. I believe the city has lost sight of what neighborhoods are and how important they are to our future. More apartments do not make a neighborhood.
5. The effect upon our schools and our property values.

Roswell Road is the wrong place for such dense apartments. i would like to see good, sustainable developments in and around our area to better improve the quality of life in Sandy Springs.

Please include this email in thee Planning Commission's packet.

Regards,

Dorothy S. Myers
6341 Vernon Woods Drive
Atlanta, GA 30328
email: myersds@bellsouth.net

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MAR 6 2015

City Of Sandy Springs
Community Development